



OFFICE OF THE ASSISTANT SECRETARY

DEPARTMENT OF THE AIR FORCE
WASHINGTON DC



11 OCT 1995

MEMORANDUM FOR GOVERNMENT OFFICIALS, PUBLIC LIBRARIES, AND
INTERESTED PARTIES


SUBJECT: Record of Decision (ROD) for Grissom Air Force Base, Indiana (IN)

Attached is a copy of the Air Force's Record of Decision (ROD) for disposal of portions of Grissom Air Force Base in the State of Indiana.

The ROD was developed based upon review and consideration of the Final Environmental Impact Statement (FEIS) for the Disposal and Reuse of Grissom Air Force Base, September 1994, public comments received, and other relevant factors. I have taken into consideration the potential environmental impacts addressed in the FEIS for this proposal prior to making my decision.

Attachment:
As Stated




KEY A. COLEMAN
Assistant Secretary
(Manpower, Reserve Affairs,
Installations and Environment)

10511200100

DTIC QUALITY INSPECTED 5

**RECORD OF DECISION
FOR THE DISPOSAL OF PORTIONS OF
GRISSOM AIR FORCE BASE, INDIANA**

Accession For		
NTIS	CRA&I	<input type="checkbox"/>
DTIC	TAB	<input type="checkbox"/>
Unannounced		<input type="checkbox"/>
Justification		
By		
Distribution /		
Availability Codes		
Dist	Avail and/or Special	

October 1995



Prepared By:

**Air Force Base Conversion Agency
Midwest Region**

19951129 001

TABLE OF CONTENTS

	<u>Page</u>
I. INTRODUCTION	1
A. Purpose and Need	1
B. Federal Agency Requirements Under the National Environmental Policy Act.....	2
C. Public Involvement	2
D. Stewart B. McKinney Homeless Assistance Act.....	2
E. Alternatives Considered in the FEIS	3
1. Description of Alternatives Analyzed in the FEIS.....	3
a. Proposed Action.....	3
b. Joint Use Aviation Alternative	3
c. No-Action Alternative.....	4
2. Summary of Environmental Impacts	4
3. Environmentally Preferable Alternative	4
F. Results of Excess and Surplus Screening	4
1. Property requests from other military organizations.....	4
2. Excess property requests from other Federal Agencies	4
3. Requests for assignment of property from Federal Sponsoring Agencies...	5
4. Negotiated Sale	5
5. Other	5
G. Determination of Excess and Surplus Properties.....	5
H. Objectives of Disposal of Real Property at Grissom AFB	6
II. DECISION	6
A. Parcelization of Real Property	7
B. Methods of Disposal	13
III. ENVIRONMENTAL ISSUES.....	20
A. Installation Restoration Program	20
B. Asbestos	20
C. Radon	21
D. Lead-Based Paint	21
E. Biological Resources	22
F. Cultural Resources	22
G. Air Quality	23
IV. CONCLUSIONS	24

V.	DECISION.....	25
----	---------------	----

VI. EXHIBITS

- EXHIBIT 1 - GRISSOM AFB AND VICINITY
- EXHIBIT 2 - DEPARTMENT OF DEFENSE RETAINED PROPERTY
- EXHIBIT 3 - SUMMARY OF ENVIRONMENTAL IMPACTS
- EXHIBIT 4 - DISPOSAL PARCELIZATION

I. INTRODUCTION

This Record of Decision (ROD) documents the Air Force's decisions regarding the disposal of surplus and excess United States (U.S.) property under Air Force control at Grissom Air Force Base (AFB), Indiana. The ROD was developed in accordance with the Council on Environmental Quality Regulations (40 Code of Federal Regulations [CFR] §1505.2). The decisions included in this ROD have been made in consideration of the information contained in the Final Environmental Impact Statement (FEIS) for Disposal and Reuse of Portions of Grissom AFB, which was filed with the U.S. Environmental Protection Agency (EPA) and made available to the public on September 16, 1994. That FEIS is still considered current and adequately analyzes the proposed action and alternatives in the decision process.

Exhibit 1 shows the location of Grissom AFB and Exhibit 2 shows the areas to be retained by the Air Force Reserve. Exhibit 4 shows the areas for which disposal decisions are being made in this ROD.

A. Purpose and Need

Grissom AFB is comprised of approximately 2,722 acres of U.S. fee-owned land of which approximately 51 percent will be retained by the Air Force Reserve (Grissom Air Reserve Base) as mandated by the Defense Base Closure and Realignment Act of 1990 (DBCRA) 10 United States Code Section 2687 note. The U.S., acting through the Air Force, will relinquish its legal title to approximately 49 percent of the base property when compliance with the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), Section 120(h), is achieved.

The Air Force action is to dispose of surplus property at Grissom AFB, which realigned on September 30, 1994, pursuant to the DBCRA and recommendations of the Defense Base Closure and Realignment Commission. The purpose of the FEIS was to analyze the potential environmental consequences of the disposal decisions to be made by the Air Force outside the area retained by the Air Force Reserve. This ROD addresses whether all or portions of the property available for disposal are required for further Federal use, whether the property will be disposed of in parcels or as a single entity, how the property will be made available for disposal and what actions, if any, the Air Force will take to avoid or mitigate adverse environmental consequences from its disposal actions.

Mitigation measures as appropriate will be taken by the Air Force; others may be accomplished by the property recipients. Environmental impacts and mitigation measures are discussed in Section III, Environmental Issues, of this ROD, as well as in the FEIS.

The FEIS provides information required to understand the future environmental consequences of disposal actions as they relate to reuse options at Grissom AFB. As the Federal disposal agent for the property, the Air Force's disposal options are to: (1) assign it to another Department of Defense (DoD) department or Federal agency; (2) dispose of it through another Federal sponsoring agency for public benefit or other similar type conveyance (including public health, education, public park and recreation, historic monument, corrections, wildlife conservation, or aviation use); (3) conduct a negotiated sale to an eligible public body; (4) convey it through an economic development conveyance to a local redevelopment authority; or (5) offer it for public sale.

B. Federal Agency Requirements Under the National Environmental Policy Act

Any Federal Agency that either acquires real property for its use in accomplishing its mission, or is assigned property for disposal under its authority for conveyance to eligible public or private non-profit entities under public benefit sale, grant or donation programs, must comply with the requirements of the National Environmental Policy Act (NEPA), as implemented by that agency's regulations. Therefore, this ROD covers only those actions of the Air Force, as the Federal disposal agent, acting under authority delegated from the Administrator, General Services Administration.

C. Public Involvement

The Notice of Intent (NOI) to prepare an EIS for disposal and reuse of the base was published in the Federal Register on October 9, 1991. The Air Force conducted a scoping meeting on November 13, 1991, at Maconaquah High School in Bunker Hill, Indiana, to receive comments from the public regarding environmental concerns related to the proposed disposal and reuse of real property at the installation, and to determine the scope and the direction of the studies/analysis to accomplish the EIS. A public hearing on the Draft EIS (DEIS) was held on August 10, 1993, where the Air Force presented the findings of the DEIS and invited public comments. All public comments received were considered in developing the FEIS. The FEIS was issued on September 13, 1994. Notice of the issuance of the FEIS was published in the Federal Register on September 16, 1994.

Simultaneous with the preparation of the DEIS, the Grissom Redevelopment Authority (GRA) initiated local land use planning. Information from the resulting GRA-sponsored Concept Development Draft Phase II-B Report, February 1993, was considered in the EIS and the Air Force's disposal planning.

D. Stewart B. McKinney Homeless Assistance Act

The Air Force has fully complied with the requirements of the Stewart B. McKinney Homeless Assistance Act (McKinney Act), 42 United States Code Section

11411, as amended. Pursuant to its responsibility to make suitability determinations under the McKinney Act, the Department of Housing and Urban Development (HUD) determined which property on Grissom AFB outside of the retained Air Force Reserve area would be suitable for use to assist the homeless. A list of suitable and available Air Force property was initially published in the Federal Register on August 27, 1993, and periodically thereafter. In addition, the Air Force accomplished its final McKinney Act screening under the National Defense Authorization Act for Fiscal Year 1994 (Pryor Amendments) in the Federal Register on February 14, 1994.

Under the McKinney Act, a homeless assistance provider must provide written expression of interest to the Department of Health and Human Services (HHS) within 60 days of the Federal Register publication, and must submit a completed application within 90 days of expressing interest. HHS has 25 days to either approve or disapprove applications submitted by the homeless assistance provider. No McKinney Act providers expressed interest in acquiring any facilities on Grissom AFB.

E. Alternatives Considered in the FEIS

1. Description of Alternatives Analyzed in the FEIS

The FEIS analyzed potential environmental impacts for a variety of reasonably foreseeable, future uses of the base property outside of the area retained by the Air Force Reserve.

a. Proposed Action

The Proposed Action analyzed in the Disposal and Reuse FEIS is based on the plan by the GRA for phased development of portions of Grissom AFB. The focal point of that plan would be to develop the property for civilian non-aviation uses. This includes primarily land uses for large industrial and commercial development, with smaller areas for institutional, public/recreation, and vacant (open space) land.

b. Joint Use Aviation Alternative

This alternative includes a civilian aviation component including general aviation, airline flight training, air cargo, and an aviation school. Under this alternative, the airfield could be operated by the 434th Air Refueling Wing (ARW) of the Air Force Reserve with a joint use agreement to allow for civilian aviation, or it could be operated with the 434th ARW as a tenant. In addition, a variety of non-aviation uses would be developed including industrial, institutional, commercial, residential, and public/recreation.

c. No-Action Alternative

Under this alternative the 434th ARW would continue to operate the airfield and military cantonment area. The airfield would also be used by other transient military aircraft. The remainder of the base property would remain under caretaker status with no civilian reuse in the long term.

2. Summary of Environmental Impacts

Table S-2 in the FEIS (Exhibit 3) summarizes the potential environmental impacts associated with the Proposed Action and alternatives. Key environmental issues are addressed in Section III of this ROD.

3. Environmentally Preferable Alternative

The No-Action Alternative is the environmentally preferred alternative. The development of the property outside of the retained Air Force Reserve area under any other alternative would create a possibility for greater direct environmental impacts, including the risk of environmental harm associated with the storage of hazardous materials used in industrial or commercial operations, increased transportation trips, increased utility demands, increased regional air pollutant emissions (though still within both Federal and State air quality standards), and a potential loss of native biota, forest lands, wetlands, and wildlife habitat. However, this alternative does not meet the objective of real property disposal and community economic recovery expressed by the Secretary of Defense and the United States Congress.

F. **Results of Excess and Surplus Screening**

In October 1991, the Air Force notified the public and Federal agencies of the availability of Air Force property for transfer under various statutory programs. This notification was made through a formal excess screening process again in February 1994, in accordance with the Federal Property Management Regulation. Surplus screening notification was sent to all State and local agencies August 11, 1995. Surplus screening ended September 11, 1995. Subsequent interests from these screening notices are shown below:

1. Property requests from other military organizations:

None received.

2. Excess property requests from other Federal Agencies:

None received.

3. Requests for assignment of property from Federal Sponsoring Agencies:

a. A letter has been sent to the National Park Service by the Indiana Department of Natural Resources on behalf of the Heritage Museum Foundation to acquire Parcel F.

b. The Indiana Department of Corrections (INDOC) is considering approximately 150 acres of Parcel A-1 on Grissom AFB as a site for a medium security State prison. If INDOC determines Grissom will suit its needs, it will apply through the Justice Department for a public benefit conveyance.

c. The Miami County, Indiana, Board of Commissioners has requested Health and Human Services (HHS) sponsor Parcel N for use as a juvenile rehabilitation center.

4. Negotiated Sale:

a. The Town Council of Bunker Hill, Indiana, has expressed interest in obtaining Parcel S through negotiated sale.

b. The Sagamore Federal Credit Union has expressed an interest in acquiring the land in Parcel M1, pursuant to Section 2825 of the NDAA for Fiscal Years 1992 and 1993, Public Law 102-190. The facility in Parcel M1 (Building 579) was constructed by the Credit Union.

5. Other:

None

6. Economic Development Conveyance:

The GRA has requested Parcels A1, A2, B, C, D, E, G, L, M, and T totaling approximately 766 acres under an Economic Development Conveyance.

G. Determination of Excess and Surplus Properties

To meet regulatory requirements and to ensure that no Federal requirements existed for the Air Force property outside of the retained Air Force Reserve area (cantonment area) screening was conducted as follows: (1) Federal agencies were advised of the potential availability of the Air Force property at the base soon after it was announced for realignment in 1991, and (2) Federal agencies were notified of the

availability of the Air Force property again in February 1994. Also see Section I, Paragraph C.

I have determined by the lack of response to the screening letter dated February 16, 1994, that the Air Force property at Grissom AFB, outside of the retained Air Force Reserve area, is excess to the Department of Defense and surplus to the Federal Government. However, the mineral rights to this property will be retained by the Federal government.

Based upon screening of the real property for Federal requirements, the property outside the retained Air Force Reserve area was declared surplus on August 8, 1995.

H. Objectives of Disposal of Real Property at Grissom AFB

The following objectives for the disposal of real property at the installation were considered in the disposal process: (1) support of Presidential directive to encourage rapid transition from Federal Government control, foster job creation, and economic development; (2) support of the community's redevelopment plans for the base property outside of the retained Air Force Reserve area; (3) accommodation of acquisition requests with priority or special standing (e.g., homeless housing providers); (4) accommodation of Federal sponsoring agency request for transfer of property for public benefit conveyance; and (5) balance the fair return to the taxpayer in the disposal of property, consistent with the value and nature of such property and with the successful redevelopment of base property.

II. DECISION

The Air Force has considered the potential environmental impacts of the proposed action and the alternatives analyzed in the FEIS for the Disposal and Reuse of Portions of Grissom AFB in developing the disposal plan and this ROD. The referenced community reuse plan, together with the results of excess and surplus screening of the Air Force property, have also been considered. The disposal decisions made herein reflect primarily the adoption of the proposed action contained in the FEIS. The essential difference is that the decision with respect to the housing area is based on the analysis contained within the FEIS with respect to the Joint Use Alternative.

Accordingly, I have decided to dispose of portions of the Air Force property at Grissom AFB in a manner that will meet immediate reuse requirements and enable the GRA to develop portions of the base outside of the retained Air Force Reserve area. The decisions presented in this document are consistent with the community reuse plan. My decision is supported by the analysis of the proposed action and alternatives considered in the FEIS.

My decisions with regard to parcelization of portions of the real property and methods of disposal are as follows:

A. Parcelization of Real Property

I have decided to dispose of portions of the Air Force property in parcels (Exhibit 4). The parcels identified below may be further subdivided for the purpose of facilitating disposal, consistent with the reuses analyzed in the FEIS and this ROD.

Parcel A1 consists of approximately 257 acres and is located in the southeast portion of the base. Parcel A1 is bounded by U.S. Highway 31 on the east, Miami County Road 850S on the South, the Air Force Reserve cantonment area on the west, and Parcel B on the north. Parcel A1 contains 15 facilities: three radar facilities (708 and 715 which will be retained as islands with the Air Force Reserve cantonment area, and Facility 710 currently used by the Civil Air Patrol); three storage facilities (711, 712, and 729); a well house and pump (Facility 713) that is included in Parcel O2 (even though located within Parcel A1, this facility will be disposed of with Parcel O2); three shop facilities with administrative areas (Facilities 728, 737, and 779); three outdoor training areas (Facility 734 (grenade launch), Facility 769 (obstacle course), and Facility 777 (firing range with a flag pole (Facility 24A) for range operation notices); and a pavilion (Facility 77901). These training facilities are being temporarily used by the Air Force Reserve unit until adequate facilities can be constructed within the cantonment area. The Air Force Reserve unit will vacate these facilities and move to other temporary facilities upon 30 days notice from the community of a need for the facility.

Parcel A2 consists of approximately 50 acres and is located in the west central portion of the base. Parcel A2 is bounded by the Air Force Reserve cantonment area on the north, east, and southeast sides, and private property on the west side. Parcel A2 contains a concrete-based engine test stand (Facility 697) and a storage building (Facility 961). The Air Force Reserve will require a "clear zone" easement over the eastern portion of Parcel A2.

Parcel B consists of approximately 280 acres bounded by U. S. Highway 31 on the east, Parcel A1 on the south, and the Air Force Reserve cantonment area on the west and northwest. Parcel B is an irregularly-shaped eight-sided parcel in the south central area of the base and contains 11 storage facilities (709, 720, 721, 722, 725, 726, 757, 759, 761, 763, and 765) of which all except 709 are being temporarily used for ammunition storage by the Air Force Reserve unit until adequate facilities can be constructed within the cantonment area; a load platform (Facility 717) within the ammunition storage area; a firing-in butt (Facility 718); a runway control tower (Facility 727) which will be retained as an island with the Air Force Reserve cantonment area; a surveillance tower (Facility

738), guard house (Facility 746), bus shelter (Facility 768), water heating facility (74702), and a crew rest building (Facility 747) within a fenced-in area that includes aircraft parking space; a kennel (Facility 748); a shop/administrative area (Facility 749); a family visitation center (Facility 787); a firefighter's training area (Facility 788); a water well (Facility 796) that is included in Parcel O2; (even though located within Parcel B, these facilities will be disposed of with Parcel O2) and four sewage processing facilities (745, 758, 778 and 78701) that are a part of Parcel O1 (even though located within Parcel B, these facilities will be disposed of with Parcel O1). The Air Force Reserve will vacate these facilities and move to other temporary facilities upon 30 days notice from the community of a need for the facility.

Parcel C consists of approximately 72 acres of various base operations facilities, a hangar, shop areas, and covered and open storage areas. Parcel C is bounded on the southeast, south, and west by the Air Force Reserve cantonment area, and on the northeast by Hoosier Boulevard and Parcel D. It contains six base and runway operation facilities (14, 18, 28, 102, 103, and 114); two billboards (Facility 31); a fire station and related facilities (98, 99 and 100); an administrative building (Facility 101); two storage facilities (106 and 203); two shop buildings (190 and 425); a hangar (200); a guard house (Facility 202); an unfinished facility (224); the former open coal storage area (239); two vehicle fuel stations (Facilities 424 and 441); and a sewage pump station (Facility 227) and water treatment facility (428) that are included in Parcels O1 and O2, respectively (even though located within Parcel C, these facilities will be disposed of with Parcels O1 and O2). Three islands are being retained in Parcel C for the Air Force Reserve cantonment; they include Facility 18, Facilities 98, 99 and 100, and Facilities 102 and 103. Six of the facilities within Parcel C (28, 31, 101, 106, 200 and 425) are being used temporarily by the Air Force Reserve unit until adequate facilities can be constructed within the cantonment area. The Air Force Reserve will vacate these facilities and move to other temporary facilities upon 30 days notice from the community of a need for the facility. The Air Force Reserve will require a "clear zone" easement over the southeastern portion of Parcel C.

Parcel D consists of approximately 48 acres and is bounded on the southeast by the Air Force Reserve cantonment area, on the southwest by Parcel C and Hoosier Boulevard, on the northwest by a portion of Parcel I, on the northeast by Flyer Street and Parcel E. Parcel D contains three hangars (Facilities 11, 26, and 33); seven storage areas (Facilities 17, 19, 21, 45 (open storage), 48, 49, and 119); two office buildings (Facilities 20 and 38); four shop facilities (22, 109, 120, and 122); three support structures for facility antennae (Facilities 23, 40, and 20001); and a vehicle fuel station (Facility 121). Eight of the facilities within Parcel D (17, 19, 21, 22, 23, 119, 121, and 122) are being used temporarily by the Air Force Reserve unit until adequate facilities can be constructed within the cantonment area. The Air Force Reserve will vacate these facilities and move to other temporary facilities upon 30 days notice from the community of a need for the

facility. One hangar (33) is being used temporarily by the Civil Air Patrol. The Air Force Reserve will require a "clear zone" easement over the southeastern portion of Parcel D.

Parcel E consists of approximately 28 acres and is located in the northeastern part of the base. Parcel E is bounded by the Air Force Reserve cantonment area and Parcel D on the southeast, Parcel D, Kittyhawk Avenue and Constellation Street on the southwest, Lightning Avenue, Matador Street and Kokomo Court on the northwest and Peru Place on the northeast. Parcel E consists of three office buildings (Facilities 1, 2, and 37); a visitors' control center and guard house (Facilities 8 and 13); a flightline entry control gate (Facility 4); a shop facility (32); a bus shelter (Facility 5); a flag pole (Facility 24E); two billboards (Facilities 41 and 10001); a picnic pavilion (Facility 42); and a support structure for a facility antenna (Facility 885). Four of the facilities within Parcel E (2, 8, 13, and 41) are being used temporarily by the Air Force Reserve unit until adequate facilities can be constructed within the cantonment area. The Air Force Reserve unit will vacate these facilities and move to other temporary facilities upon 30 days notice from the community of a need for the facility. The Air Force Reserve will require a "clear zone" easement over the northeastern portion of Parcel E.

Parcel F consists of approximately 23 acres and is located in the northeast part of the base. Parcel F is bounded by U.S. Highway 31 on the east, Parcel T on the south, Parcel G on the west/northwest and the abandoned Penn Central railroad bed on the north/northeast. Parcel F contains four facilities: a flag pole (Facility 24F), concrete support structures for aircraft on display (Facility 36), a service/concession center (Facility 39), and a visitors' center (Facility 55).

Parcel G consists of approximately 94 acres and is located in the northeast part of the base. Parcel G is bounded by Parcel F and Kokomo Court on the southeast, an Air Force Reserve cantonment island and Matador Street on the southwest, Parcel N and Parcel O1 on the northwest and an abandoned Penn Central railroad bed on the northeast. Parcel G contains four double-wide trailers (Facilities 124, 125, 126, and 127); a nine-hole golf course (Facility 799) with supporting clubhouse (Facility 195), maintenance buildings (Facilities 192 and 521), a vehicle fueling station (Facility 522), a water well (Facility 196) (even though located within Parcel G, these facilities will be disposed of with Parcel 02); and a driving range (Facility 801); recreational and picnic areas (Facilities 46, 193, 194, and 995); and a concrete based stand for a satellite dish (Facility 128).

Parcel H consists of approximately 12 acres and is located in the north central part of the base. Parcel H is bounded by portions of Parcels E and D on the southeast, Lancer Street on the southwest, Lightning Avenue on the northwest, and a portion of Parcel E on the northeast. Parcel H contains administrative buildings (Facilities 150, 156, 158, and 162) and communications facilities (151, 153, 159, 160, 163, and 164). Two of the

facilities within Parcel H (150 and 159) are being used temporarily by the Air Force Reserve unit until adequate facilities can be constructed within the cantonment area. The Air Force Reserve will vacate these facilities and move to other temporary facilities upon 30 days notice from the community of a need for the facility. An island consisting of two facilities, 151 (telephone switching station) and 153, is being retained for the Air Force Reserve cantonment.

Parcel I consists of approximately 24 acres and is located in the north central part of the base. Parcel I is bounded by Parcel D on the southeast, Parcels D and C on the southwest, the AFRES cantonment and Lightning Avenue on the northwest, and Lancer Street on the northeast. Parcel I contains storage and base maintenance facilities (113, 139, 217, 219, 220, and 230); indoor and outdoor recreational facilities (137, 138, 140, 143, and 14301); a water tower (Facility 142) and water pumping station (Facility 141) which are included in Parcel O2 (even though located within Parcel I, this facility will be disposed of with Parcel O2); office buildings (Facilities 135 and 221); a load platform (Facility 211); and a support structure for a facility antenna (Facility 237). Seven of the facilities within Parcel I (a portion of 137, 211, 217, 219, 220, 221, and 237) are being used temporarily by the Air Force Reserve unit until adequate facilities can be constructed within the cantonment area. The Air Force Reserve will vacate these facilities and move to other temporary facilities upon 30 days notice from the community of a need for the facility.

Parcel J consists of approximately 18 acres and is located in the northern part of the base. Parcel J is bounded by Lightning Avenue on the southeast; by Lancer Street on the southwest; by Mustang Avenue on the northwest; and by Matador Street on the northeast. Parcel J contains five dormitories (Facilities 300, 301, 302, 305, and 307); a library (Facility 303); a support structure for a facility antenna (Facility 299); an outdoor recreation court (Facility 316); a religious facility (337); and a billboard (Facility 33701). A parking lot in the southeast portion of Parcel J is included as a part of an island to be retained as a cantonment area by the Air Force Reserve.

Parcel K consists of approximately 18 acres and is located in the northern part of the base. Parcel K is bounded by Mustang Avenue on the southeast, Lancer Street on the southwest, Thunderbolt Avenue on the northwest and Matador Street on the northeast. Parcel K contains five dormitories (Facilities 308, 309, 311, 312, and 313); an administrative building (Facility 310) with a concrete-based equipment pad (Facility 319); a gasoline/service station (Facility 407) with its own waste treatment and disposal facility (893); an eating facility and club (Facility 338) with an additional storage area (Facility 33801). Four of the facilities within Parcel K (310, 319, 338, and 33801) are being used temporarily by the Air Force Reserve unit until adequate facilities can be constructed within the cantonment area. The Air Force Reserve will vacate these

facilities and move to other temporary facilities upon 30 days notice from the community of a need for the facility.

Parcel L consists of approximately 20 acres and is located in the center of the base. Parcel L is bounded by Lightning Avenue on the southeast; a small portion of Fortress Street, a parking lot that is to be a part of the Air Force Reserve cantonment area, and an unnamed, unimproved access road on the southwest; Thunderbolt Avenue on the northwest; and Lancer Street on the northeast. Parcel L consists of an automotive and hobby shop (Facility 145) which includes an oil/water separator (Facility 894), a dental clinic (Facility 210), a law enforcement/administrative facility (410) with confinement area, and a commissary (Facility 417). Facility 210 is being used temporarily by the Air Force Reserve unit until adequate facilities can be constructed within the cantonment area.

Parcel M is an 'L'-shaped parcel consisting of approximately 66 acres and is located in the north central portion of the base. Parcel M is bounded by Lancer Road and Lancer Street on the east, Thunderbolt Avenue on the southeast and south; a portion of Warhawk Road and Harry Foreman Avenue on the west; Parcel P on the north; and the abandoned Penn Central railroad bed on the northeast. Parcel M consists of two eating establishments (Facilities 540 and 574); quarters for visiting personnel (Facilities 550 and 551); outside recreational facilities (554, 556, 558, 559, 560, and 561); an office area (Facility 549); a storage building (Facility 557); recreational and retail facilities (572, and 576), child care center (Facility 570), offices (Facility 575), a gymnasium (Facility 563) which will be retained as an island with the Air Force Reserve cantonment area; a billboard (Facility 567); a concrete base that formerly held an Automated Teller Machine (Facility 569); and a double-wide trailer that is owned by the Army Corps of Engineers (Facility 564).

Parcel M1 consists of approximately one acre and is located in the north portion of the base and the center of Parcel M. Parcel M1 is surrounded on all sides by Parcel M. Facility 579 is the only building in Parcel M1 and was constructed by the Credit Union.

Parcel N (approximately 13 acres) is bounded by Parcel G on the southeast, Matador Street and Norton Avenue on the southwest, Lancer Road on the northwest and Parcel O1 on the northeast. Parcel N contains a storage building (Facility 520), a base maintenance shop building (Facility 525), a medical facility (530) with supporting structures (Facilities 531 and 532), a photographic laboratory (Facility 535) with a loading platform (Facility 53501). Four of the facilities within Parcel N (520, 530, 531, and 532) are being used temporarily by the Air Force Reserve unit until adequate facilities can be constructed within the cantonment area.

Parcel O1 consists of approximately one acres and contains the waste treatment facility (512); sanitary sewage pumping stations (Facilities 227, 778, 802, and 78701); sanitary sewer mains (Facility 753); and a sewage treatment and disposal facility (745). Easements through other parcels will be required to maintain operation of the facilities within Parcel O1.

Parcel O2 consists of approximately one acre. The facilities are in various areas of the base. Parcel O2 contains the water treatment facility (216); water wells (Facilities 218, 408, 713, and 796); water tanks (Facilities 924, 142, and 409); and a storage facility for water treatment supplies (428). Easements through other parcels will be required to maintain operation of the facilities within Parcel O2.

Parcel O3 consists of the electric switch station (Facility 800); primary and secondary overhead and underground electric lines (Facilities 940, 941, 946 and 947). Easements through other parcels will be required to maintain operation of the facilities that constitute Parcel O3.

Parcel O4 consists of telephone lines (Facilities 937 and 943). Easements through other parcels will be required to maintain operation of the facilities that constitute Parcel O4.

Parcel O5 consists of approximately 23 miles of bituminous and gravel roads throughout the non-cantonment area.

Parcel O6 consists of 63,372 linear feet of natural gas lines run throughout the non-cantonment area and in military family housing. Easements through other parcels will be required to maintain operation of the facilities that constitute Parcel O6.

Parcel P consists of approximately 70 acres and is located in the northwest part of the base. Parcel P is bounded by Harry Foreman Drive and Warhawk Road on the east, Parcel M and a portion of the Air Force Reserve cantonment area on the south, private property on the west, and Shaw and Norton Avenues on the north. Parcel P contains 135 military family housing units; a picnic and playground area (Facility 562); and two bus shelters (Facilities 1581 and 1584). Parcel P's common boundary with Parcel M contains a one acre of native woods that serves as a buffer to the development of both parcels.

Parcel Q consists of approximately 120 acres and is located in the northwest part of the base. Parcel Q is bounded by Harry Foreman Drive on the east, Norton and Shaw Avenues on the south, Parcel R on the west, Indiana State Highway 218 on the north, and the abandoned Penn Central railroad line on the northeast. Parcel Q contains 382 military family housing units, the Air Force-owned electrical switching station (Facility 800) (although located within Parcel Q, this facility will be disposed of with Parcel O3),

sanitary sewage pump station (Facility 802) (even though located within Parcel Q, this facility will be disposed of with Parcel O1), two traffic check houses (Facilities 566 and 1578), and three bus shelters (Facilities 1579, 1582, and 1583). Additionally, a commercially-owned electrical substation that provides power to the entire base is located on Parcel Q.

Parcel R consists of approximately 109 acres and is located in the northwest part of the base. Parcel R is bounded by Parcels Q and P on the east, private property on the south, the Cass/Miami County Line Road on the west, and Indiana State Highway 218 and Miami County-owned property on the north. Parcel R contains 594 military family housing units; a sanitary sewage pump station (Facility 1577) even though located within Parcel R this facility will be disposed of with parcel O1; and three bus shelters (Facilities 1580, 1583, and 1585).

Parcel S is an irregular parcel consisting of approximately 18 acres of vacant land in the northeast part of the base. Parcel S is bounded by private property on the east, Indiana State Highway 218 on the south, and the Air Force Reserve cantonment area on the west/northwest. The only facilities in Parcel S are an unnumbered concrete-block building and paved streets that were a part of the mobile home court that was formerly operated on the site. A portion of Parcel S is included in the Grissom AFB IRP.

Parcel T consists of approximately one acre and is located in the northeast portion of the base. Parcel T is bounded by U. S. Highway 31 on the east, the Air Force Reserve cantonment area on the south, Parcel E and Parcel F on the west and Parcel F on the north. Parcel T contains three billboards (Facilities 3 and 10), guard shack (Facility 13), Pass and I.D. building with restrooms (Facility 8) and bus shelter (Facility 5). The Indiana Department of Transportation (INDOT) holds a perpetual easement over the northern portion of Parcel T for construction, operation and maintenance of a deceleration lane from U. S. Highway 31.

B. Methods of Disposal

Refer to Exhibit 4 for a summary of disposal decisions by area. Generally, the disposal decisions made here are summarized as follows:

I have decided to dispose of the following property in the manner described below. In each case a contractual commitment will be obtained from the transferee and, if necessary, leases to the same transferees will be used until the Air Force has met the requirements of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), Section 120(h)(3), and the property can be conveyed by deed.

PBC Parks and Recreation

Parcel F

Parcel F (approximately 23 acres) consists of two buildings used to display artifacts and memorabilia connected to service in the U. S. Air Force, and a display of aircraft under the control of the Air Force Museum at Wright-Patterson Air Force Base, Ohio.

Disposal Decision: The Indiana Department of Natural Resources has requested Parcel F for use as a park and recreation area. The Department of Interior is expected to approve a public benefit conveyance for this parcel. The property will be assigned to the Department of Interior for transfer to the Indiana Department of Natural Resources. Should this fail, the property will be sold.

PBC Bureau of Prisons

Parcel A1

Parcel A1 (approximately 257 acres) consists of former agricultural land with various ground-oriented training, storage and shop facilities.

Disposal Decision: The Department of Justice is expected to approve a public benefit conveyance (PBC) for approximately 150 undetermined acres of this parcel. This approximate acreage will be assigned to the Department of Justice for transfer to the Indiana Department of Corrections. The remaining 107 undetermined acres will transfer under the EDC to the GRA. Should the PBC fail, I will transfer all of this parcel under an EDC to the GRA. Should the EDC fail to be successfully negotiated, the Parcel will be offered for public sale.

PBC Health and Human Services

Parcel N

Parcel N (approximately 13 acres) consists of the Base hospital and various storage and shop facilities.

Disposal Decision: These facilities will be conveyed to Miami County as a Juvenile Rehabilitation Center through Health and Human Services (HHS) as a PBC. Should the PBC fail, the Parcel will be offered for public sale.

PBC Public Utilities

Parcel O1

Parcel O1 (approximately one acre plus underground lines and mains) consists of the waste treatment facility, sewage pumping stations, and sewage mains throughout the base. Parcel O1 consists of approximately one acre. The facilities are in various areas of the base.

Disposal Decision: These facilities will be conveyed as a single parcel (O1) to Peru Utilities through HHS as a PBC. If this is not successful, the facilities will be sold. Easements for maintenance and operation of Parcel O1 will be retained within conveyed or sold parcels.

Parcel O2

Parcel O2 (approximately one acre plus underground lines and mains) consists of water wells, water lines and water towers throughout the base.

Disposal Decision: These facilities will be conveyed as a single parcel (O2) to Peru Utilities by Public Benefit Conveyance (PBC) through Health and Human Services (HHS). If this is not successful, the facilities will be sold. Easements for maintenance and operation of Parcel O2 will be retained within conveyed or sold parcels.

Public Sale

Parcel H

Parcel H (approximately 12 acres) consists of administrative and communications facilities.

Parcel I

Parcel I (approximately 24 acres) consists of storage, base maintenance facilities, indoor and outdoor recreational facilities, a water tower and pumping station which are included in Parcel O3, office buildings, and a support structure for a facility antenna.

Parcel J

Parcel J (approximately 18 acres) consists of dormitories, a library, a support structure for a facility antenna, an outdoor recreation court, a chapel facility, and a billboard.

Parcel K

Parcel K (approximately 18 acres) consists of dormitories, an administrative building, a gasoline/service station, and dining/club facility.

Parcel P

Parcel P (approximately 70 acres) consists of 135 buildings of military family housing.

Parcel Q

Parcel Q (approximately 120 acres) consists of 247 buildings of military family housing.

Parcel R

Parcel R (approximately 109 acres) consists of 212 buildings of military family housing.

Disposal Decision: Parcels H, I, J, K, P, Q, and R will be offered for public sale.

Negotiated Sales

Parcel M1

Parcel M1 consists of approximately one acre and is located in the north portion of the base and the center of Parcel M. Parcel M1 is surrounded on all sides by Parcel M. Facility 579 is the only building in Parcel M1; it was constructed by the Credit Union.

Disposal Decision: Parcel M1 will be available for negotiated sale to the Sagamore Federal Credit Union at fair market value. If this negotiated sale is not successful, the Parcel will be included with the transfer of Parcel M to the GRA as a part of the EDC. Should the EDC fail, the Parcel will be sold.

Parcel O3

Parcel O3 (approximately 46 linear miles) consists of the electric switch station, electric lines and transformers throughout the non-cantonment area of the base.

Disposal Decision: Parcel O3 will be disposed by negotiated sale to a local utility provider.

Parcel O4

Parcel O4 (approximately seven linear miles) consists of telephone lines.

Disposal Decision: Parcels O4 will be disposed by negotiated sale to a qualified purchaser. If negotiated sale is not successful, the Air Force Reserve will continue temporary operation of these utilities until a public sale can be held. Should this not be successful it will be offered for public sale.

Parcel O6

Parcel O6 consists of 63,372 linear feet of natural gas lines.

Disposal Decision: Parcel O6 will be disposed by negotiated sale to a local utility provider.

Parcel S

Parcel S (approximately 18 acres) consists of vacant land.

Disposal Decision: Parcel S will be offered for negotiated sale to the Town of Bunker Hill, Indiana. If this action is not successful, the property will be offered at public sale.

Economic Development Conveyance (EDC)

Parcel A1

Parcel A1 (approximately 257 acres) consists of former agricultural land with various ground-oriented training, storage and shop facilities. One hundred fifty acres of this Parcel may be included in a PBC through the Department of Justice.

Disposal Decision: This parcel will be disposed of by EDC to the GRA if acceptable terms can be successfully negotiated. On August 7, 1995, the GRA submitted an application for portions of Grissom AFB as an Economic Development Conveyance. The Air Force is considering this application. A conveyance for economic development is authorized by Title XXIX of Public Law 103-160. Parcels not approved for an EDC will be offered for public sale. Only the portion of A1 not included in the Department of Justice (Bureau of Prisons) request will be included in the EDC.

Parcel A2

Parcel A-2 (approximately 50 acres) is former agricultural land with two engine test facilities.

Disposal Decision: See Parcel A1.

Parcel B

Parcel B (approximately 280 acres) consists of storage facilities, a guard house, shops and administrative areas.

Disposal Decision: See Parcel A1.

Parcel C

Parcel C is an irregularly shaped parcel in the center of the base consisting of approximately 72 acres.

Disposal Decision: See Parcel A1.

Parcel D

Parcel D (approximately 48 acres) consists of hangars, administrative, shop and storage areas. Parcel D consists of approximately 48 acres and is located in the center of the base near the runway.

Disposal Decision: See Parcel A1.

Parcel E

Parcel E (approximately 28 acres) consists of office buildings, a visitors control center, and a guard house.

Disposal Decision: See Parcel A1.

Parcel G

Parcel G (approximately 94 acres) consists of a 9-hole golf course, other recreational facilities, and four double-wide trailers previously used as classrooms.

Disposal Decision: See Parcel A1.

Parcel L

Parcel L (approximately 20 acres) consists of an automotive and hobby shop, dental clinic, and commissary.

Disposal Decision: See Parcel A1.

Parcel M

Parcel M (approximately 66 acres) consists of dining facilities, a child care facility, and storage buildings.

Disposal Decision: See Parcel A1.

Parcel T

Parcel T (approximately one acre) consists of roadway entry and informational signs.

Disposal Decision: See Parcel A1.

Other

Parcel O5

Parcel O5 (approximately 23 miles) consists of bituminous and gravel pavements throughout the non-cantonment area.

Disposal Decision: These facilities will be conveyed to the Miami County Highway Department. Failing this conveyance, the facilities will be abandoned in place.

III. ENVIRONMENTAL ISSUES

Many environmental factors were analyzed and presented in the FEIS for the Disposal and Reuse of Portions of Grissom AFB. These factors included land use and aesthetics, transportation, utilities, hazardous materials management, hazardous waste management, the IRP, storage tanks, asbestos, pesticides usage, polychlorinated biphenyls, radon, medical/biohazardous waste, ordnance, lead-based paint, soils and geology, water resources, air quality, noise, biological resources, and cultural resources. Potentially significant environmental issues were identified with regards to IRP, asbestos, radon, lead-based paint, biological resources, and cultural resources. These resources are discussed below.

A. Installation Restoration Program:

The Air Force will continue its IRP at Grissom AFB until all contaminated sites are remediated. When the Air Force transfers property it will do so in compliance with Section 120(h)(3) of CERCLA. Where required, deeds of transfer will contain a covenant warranting that all remedial action necessary to protect human health and the environment with respect to any hazardous substance remaining on the property has been taken (which means the construction and installation of an approved remedial design has been completed and the remedy has been demonstrated to be operating properly and successfully).

Further, where required, transfers of real property will ensure that the Air Force and the environmental regulators will have access to property for environmental monitoring and remediation, either by retaining access easements or by restricting usage of the property transferred until remedial action has been taken, or both. Until Air Force property can be transferred by deed, the Air Force may execute leases to allow reuse to begin as quickly as possible, provided such actions will not hinder compliance with other applicable laws and regulations. However, it is the Air Force's intent to dispose of such property, leased during the transition period, by deed conveyance or by other applicable disposal methods, at the earliest feasible date.

B. Asbestos

A comprehensive basewide survey for asbestos-containing material (ACM) is required by Federal Property Management Regulation prior to base disposal. A partial survey of 44 facilities for asbestos at Grissom AFB was completed in 1987. The remaining facilities on base were surveyed for ACM in 1994. Results of the surveys

showed that ACM was present in some facilities. The 1987 survey was reaccomplished during Fiscal Year (FY) 1995 for the excess facilities at Grissom AFB.

In the Military Family Housing (MFH) area at Grissom AFB, eight units were surveyed for the presence of ACM in August 1995. Representative MFH units for each construction type and period of construction were selected for the survey. All MFH units sampled contained non-friable ACM except for the multiplex MFH units which contained friable ACM.

The abatement of any health hazards associated with asbestos will be the responsibility of the property recipient before beneficial occupancy. The Air Force will mitigate impacts through disclosure of known ACM. During civilian reuse as well as after transfer, asbestos management will be the sole responsibility of the property recipients. The disturbance of asbestos through renovation of existing structures during civilian reuse may occur after property transfer. A disclosure covenant on ACM will be provided in deed transfers, where required, and with notification that lessees of property recipients will be required to handle asbestos in accordance with all applicable laws and regulations.

C. Radon

Extensive radon surveys conducted in the base housing area identified some facilities with radon levels above the U.S. EPA-recommended guidelines for residential structures of four picocuries per liter (pCi/l). Currently, no radon exposure guidelines or action levels have been established by Federal or State regulatory agencies for buildings other than schools or residences. A disclosure covenant on radon will be provided for in the deeds, with notification that lessees or property recipients should address radon in accordance with U.S. EPA recommendations.

D. Lead-Based Paint

A comprehensive survey to assess the presence of lead-based paint was completed at Grissom AFB, December, 1994. Lead-based paint may be in facilities at Grissom AFB constructed before or during 1978. A disclosure covenant on lead-based paint will be provided in the deeds, with notification that lessees or property recipients will be required to handle lead-based paint in accordance with all applicable regulations.

A comprehensive survey of residential facilities and facilities which might be commonly occupied by children under age seven (7) to assess the presence of lead-based paint was completed at Grissom AFB, December 1994. Recipients of these facilities will be provided a copy of the LBP inspection results, and all notification, inspection, and abatement requirements of the Residential Lead-Based Paint Hazard Reduction Act of

1992 (Title X of Public Law 102-550) and all applicable Federal, State, and local laws and regulations pertaining to lead-based paint will be addressed.

E. Biological Resources

Executive Order 11990, Section (1) (a), requires the Air Force to take action to minimize the destruction, loss or degradation of wetlands, and to preserve and enhance the natural and beneficial values of wetlands in carrying out the Air Force's responsibilities in disposing of Federal lands and facilities. Additionally, Section 4 requires the Federal agency to reference in the conveyance documents those uses that are restricted under identified Federal, State, or local wetland regulations, and to attach other appropriate restrictions, except where prohibited by law. Reuse activities that result in the discharge of fill or dredged material into wetlands are regulated under Section 404 of the Clean Water Act by the U.S. Army Corps of Engineers and U.S. EPA.

Up to eight and one half acres of wetlands along drainage ditches and up to an additional two and one half acres in Parcels A1 and G could be affected by proposed development on disposal property. Any property development affecting wetlands would be subject to Section 404 of the Clean Water Act. The Air Force deeds will reference the existence of the wetlands and their regulatory control, and will contain restrictive provisions preventing any action that could adversely affect those wetlands.

F. Cultural Resources

Regulations for implementing Section 106 of the National Historic Preservation Act indicate that the conveyance of historic properties without adequate measure to ensure preservation is considered to be an adverse impact, thereby ensuring full regulatory consideration in Federal project planning and execution. All confirmed and eligible historic properties on the base could be impacted by conveyance.

Seven archaeological sites or isolated finds have been identified within the boundaries of Grissom AFB; however, none of these are considered eligible for listing on the National Register of Historic Places and no further investigations are planned. Therefore, no impacts to archaeological resources are expected. Should archaeological resources be inadvertently discovered during activities associated with the reuse activities, work would cease immediately and the agency or reuse proponent would be required to make a reasonable effort to evaluate the resources. The agency or reuse proponent would be required to notify the State Historic Preservation Officer (SHPO) of the discovery. No sites considered sacred or spiritually significant to Native Americans exist on Grissom AFB.

A historic building inventory and evaluation for Grissom AFB has been completed and is currently in the final review process. Results of the evaluation will become final once the SHPO concurrence is received. The U.S. Air Force is responsible for determining the effect of base disposal and reuse on any historic property in consultation with the SHPO. Prior to property that contains identified historic properties being conveyed, mitigation measures will be developed to reduce impacts to a nonadverse level. The mitigations will include either data recovery in the form of documentation or preservation covenants to be placed in the disposal documents.

G. Air Quality

Grissom AFB is located in an area designated by the U.S. EPA as being unclassifiable/attainment for all Federal and State criteria pollutants. There are no air monitoring stations within the Region of Influence. The closest area in nonattainment is Marion County, approximately 50 miles south of Grissom AFB. It is in nonattainment for CO, O₃, SO₂, and lead. Grissom AFB is also located in Indiana Air Quality Control Region 84. Major new or modified stationary sources in the area of Grissom AFB are subject to Prevention of Significant Deterioration review to ensure that these sources are constructed without significant adverse deterioration of the clean air in the area. Emissions from any new or modified source must be controlled using Best Available Control Technology.

Section 176 of the Clean Air Act prohibits Federal agencies from engaging in, licensing or permitting, approving, funding, or otherwise, supporting any activity which does not conform to a State Implementation Plan or promulgated Federal Implementation Plan. An activity does not conform to an implementation plan if the activity: (1) causes or contributes to a new violation of the national standards for criteria air pollutants; (2) increases the frequency or severity of any existing violations of the national standards; or (3) delays timely attainment of the national standards or any required interim emission reductions or milestones.

On November 30, 1993, EPA published a general conformity rule, effective January 31, 1994. The rule, codified at 40 CFR Part 93, Subpart B, specifically exempts land transfers and certain long-term leases incident to transfers of Federal real property, such as base closure property, from conformity analyses and determination requirements in accordance with § 93.153(c)(xix). Other Federal agencies sponsoring, or otherwise, supporting certain types of reuse activities on transferred or leased base property, may be required to perform a conformity analysis and/or make a conformity determination for reuse-caused emissions of nonattainment criteria air pollutants.

IV. CONCLUSIONS

The FEIS presented an analysis of the potential environmental consequences of the disposal and reuse of the base and is adequate for the real property disposal decisions documented in this ROD. Land use proposals offered by the public and concepts developed by the Air Force have been analyzed in the FEIS as reasonable reuse alternatives. The Air Force has evaluated the possible consequences of transfer or sale, area-by-area and alternative-by-alternative. The FEIS provides ample environmental impact information to make reasoned choices of whether and how to dispose of individual areas.


The potential environmental impacts that have been identified in the FEIS would result directly from the reuse by others and not from disposal of the property. Most measures identified in the FEIS to mitigate those potential impacts would be the responsibility of the future property owners. Land use management and community planning are under local control and authority, based upon State laws and local priorities. Redevelopment proponents and local agencies will be responsible for implementing any specific mitigation measures associated with reuse or development of the property, as may be required by local regulation. State and local government agencies may impose requirements through zoning, subdivision and site development regulations, and other land use controls.

This disposal is in compliance with the provisions of DBCRA of 1990 (Public Law 100-510), and recommendations of the Defense Base Closure and Realignment Commission. Based upon consideration of the FEIS for Disposal and Reuse of Portions of Grissom AFB and other relevant considerations, the Air Force has decided to proceed with the disposal of excess and surplus real property at Grissom AFB in accordance with the decisions indicated in this ROD. All practicable means to avoid or minimize environmental harm from the alternative selected have been adopted as noted in this ROD.

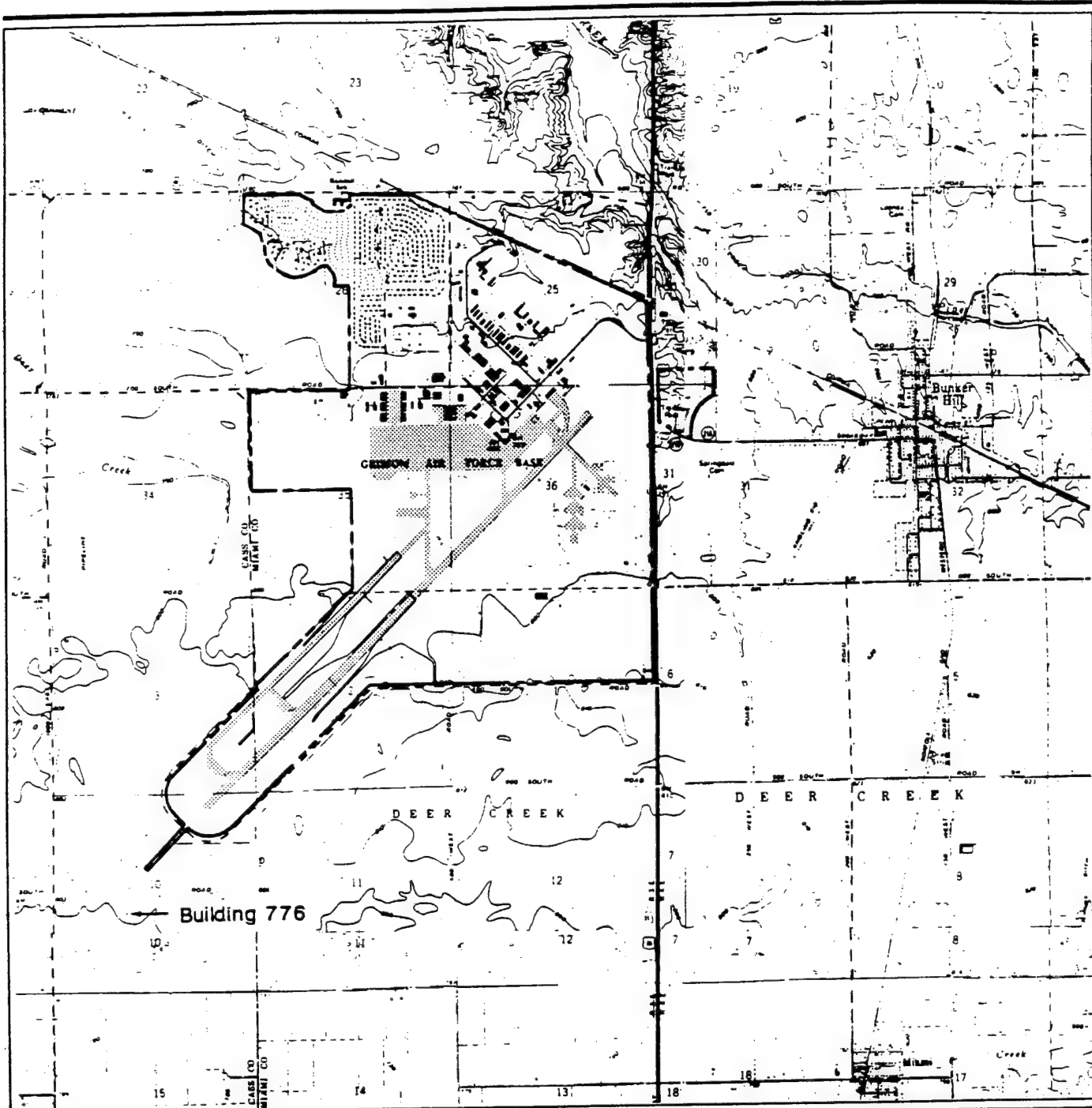
V. DECISION

In accordance with the conclusions in this ROD, I approve the disposition of the
Parcels described in this ROD at Grissom AFB as stated.

11 OCT 95
Date



RODNEY A. COLEMAN
Assistant Secretary
(Manpower, Reserve Affairs,
Installations and Environment)



EXPLANATION

----- Base Boundary

Grissom AFB and Vicinity

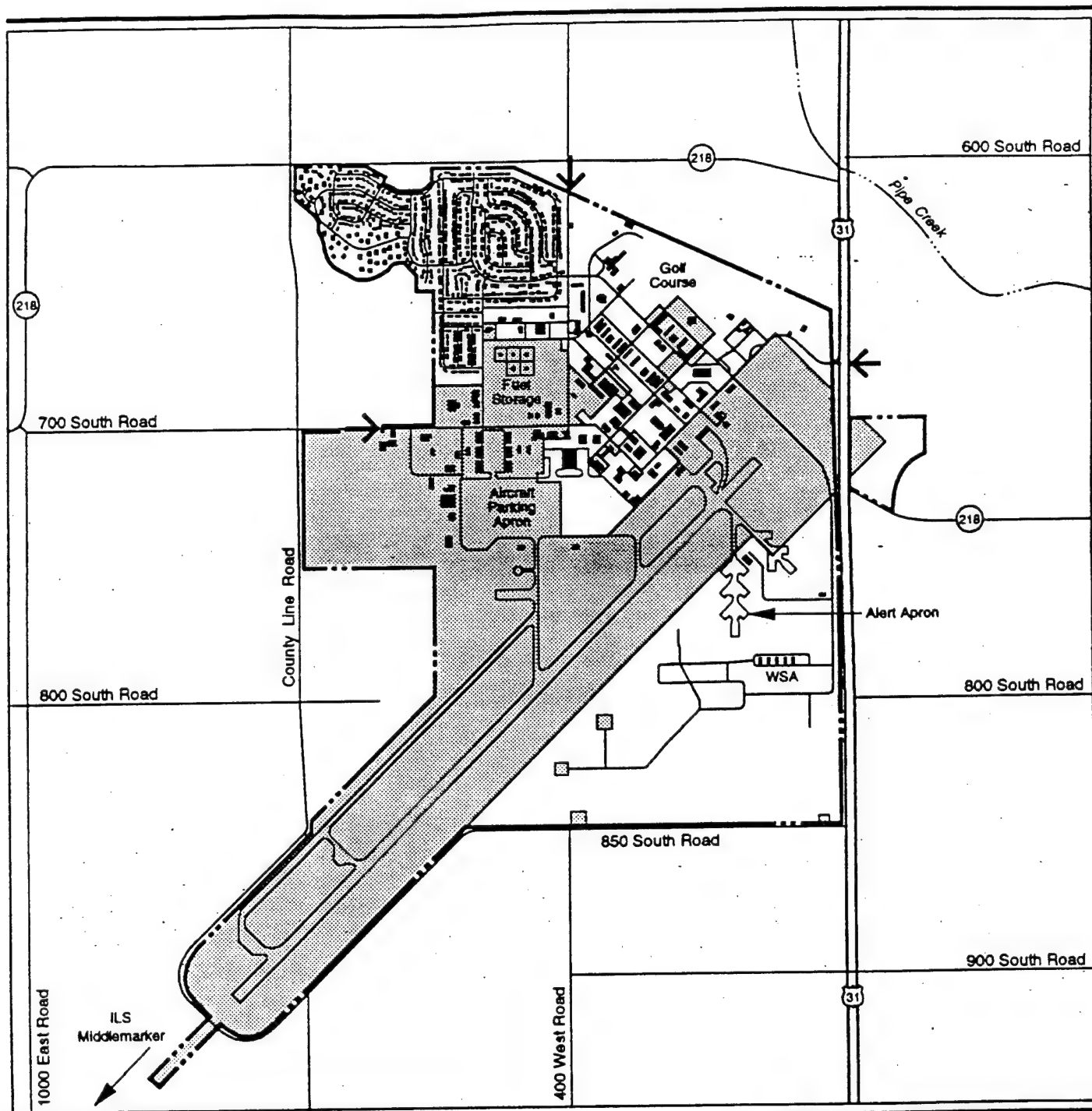


Map Source: U.S. Geological Survey, 1980.




Exhibit 1

GrissAFB/001

Record of Decision Disposal and Reuse of Grissom AFB



EXPLANATION

-  Military Cantonment (Air Force Reserve)
-  Base Boundary
-  Access Points

Department of
Defense Retained
Property



Exhibit 2

**Exhibit 3. Summary of Environmental Impacts and Suggested Mitigation from the Proposed Action
and Reasonable Reuse Alternatives**
Page 1 of 10

Resource Category	Redesignment Baseline	Proposed Action	Joint Use Aviation Alternative	No Action Alternative
Local Community				
• Land Use and Aesthetics	<p>Conditions:</p> <p>Continued activities within retained military cantonment and airfield. Other portions of the base property placed under caretaker status</p>	<p>• Impacts:</p> <p>Civilian redevelopment of 1,270 acres. Proposed reuses would not have land use controls. Visual quality could be impacted by proposed development activities</p> <p>• Mitigations:</p> <p>Modification of local community/county general plans; amendments to zoning ordinances to reflect redevelopment plans</p> <p>Use of landscape screening</p>	<p>• Impacts:</p> <p>Civilian redevelopment of 1,270 acres. Proposed reuses would not have land use controls. Impacts to visual quality would be less than the Proposed Action</p> <p>• Mitigations:</p> <p>Modification of local community/county general plans; amendments to zoning ordinances to reflect redevelopment plans</p> <p>Use of landscape screening</p>	<p>• Impacts:</p> <p>No change in on-base land use. Vacant land could enhance visual quality in the long term</p>
• Transportation	<p>Conditions Surface:</p> <p>2,950 daily trips. Access limited to Main Gate and West Gate</p>	<p>• Impacts:</p> <p>Increase of 55,900 daily vehicular trips. Four new base-access points provided. Reuse-generated traffic would decrease LOS to F on Old U.S. 31</p> <p>• Mitigations:</p> <p>Road improvements could raise LOS to meet transportation planning criteria</p>	<p>• Impacts:</p> <p>Increase of 29,800 daily vehicular trips. Four new base-access points provided. Roadway segments would maintain acceptable LOS</p>	<p>• Impacts:</p> <p>No changes in base-related traffic</p>
	<p>Conditions Airspace:</p> <p>16,100 annual military aircraft operations associated with 434th ARW</p>	<p>• Impacts:</p> <p>No change in aircraft operations from redesignment baseline. No airspace conflicts or air transportation impacts</p>	<p>• Impacts:</p> <p>Increase of 38,520 annual civilian aircraft operations over redesignment baseline. No airspace conflicts or air transportation impacts</p>	<p>• Impacts:</p> <p>No change in base-related aircraft operations</p>

Notes: Impacts are based on the changes from redesignment baseline conditions, which are projected to occur as a result of implementing that alternative.
 ARW = Air Refueling Wing.
 LOS = level of service.
 U.S. # = U.S. Highway.

Exhibit 3. Summary of Environmental Impacts and Suggested Mitigation from the Proposed Action and Reasonable Reuse Alternatives
Page 2 of 10

Resource Category	Reignition Baseline	Proposed Action	Joint Use Aviation Alternative	No-Action Alternative
Local Community (Continued)				
• Utilities Use	<p>Conditions:</p> <p>Water: 0.22 MGD Wastewater: 0.30 MGD Solid Waste: 3.0 tons/day Electricity: 35 MWH/day Natural Gas: 1,900 therms/day</p>	<p>• Impacts:</p> <p>Up to 77 percent increase in ROI utility use. Current systems able to accommodate these increased demands. Interconnection of utility systems required to provide service to on-base users. Pretreatment of industrial wastewater may be required. Potential for the Grissom AFB wastewater treatment plant to operate below minimum biological oxygen demand loading requirements</p> <p>• Mitigations:</p> <p>Modify wastewater treatment plant as required to ensure wastewater treatment is in accordance with applicable permit requirements. Recycle solid waste to reduce levels to landfills</p>	<p>• Impacts:</p> <p>Up to 30.6 percent increase in ROI utility use. Current systems able to accommodate these increased demands. Interconnection of utility systems required to provide service to on-base users. Pretreatment of industrial wastewater may be required. Potential for Grissom AFB wastewater treatment plant to operate below minimum biological oxygen demand loading requirements</p> <p>• Mitigations:</p> <p>Modify wastewater treatment plant as required to ensure wastewater treatment is in accordance with applicable permit requirements. Recycle solid waste to reduce levels to landfills</p>	<p>• Impacts:</p> <p>No changes in base-related utility use. Potential for the Grissom AFB wastewater treatment plant to operate below minimum biological oxygen demand loading requirements</p> <p>• Mitigations:</p> <p>Modify wastewater treatment plant as required to ensure wastewater treatment is in accordance with applicable permit requirements. Recycle solid waste to reduce levels to landfills</p>
Hazardous Materials and Hazardous Waste Management	<p>Conditions:</p> <p>Materials used for retained military activities and caretaker activities will be managed in compliance with applicable regulations</p>	<p>• Impacts:</p> <p>Similar types and an increase in quantities of materials used. Compliance with applicable regulations would preclude unacceptable impacts</p>	<p>• Impacts:</p> <p>Similar types and an increase in quantities of materials used. Compliance with applicable regulations would preclude unacceptable impacts</p>	<p>• Impacts:</p> <p>No change in types and quantities used</p>

Notes: Impacts are based on the changes from reignition baseline conditions, which are projected to occur as a result of implementing that alternative.
MGD = million gallons per day.
MWH = megawatt-hours.
ROI = Region of Influence.

Exhibit 3. Summary of Environmental Impacts and Suggested Mitigation from the Proposed Action and Reasonable Reuse Alternatives
Page 3 of 10

Resource Category	Realignment Baseline	Proposed Action	Joint Use Aviation Alternative	No-Action Alternative
Hazardous Materials and Hazardous Waste Management (Continued)		<ul style="list-style-type: none"> • Mitigations: Establish cooperative planning body 	<ul style="list-style-type: none"> • Mitigations: Establish cooperative planning body 	
	<p>Conditions:</p> <p>Wastes generated by retained military activities and caretaker activities will be managed in accordance with applicable regulations. POI/PAC investigations and potential remediation activities will proceed until complete regardless of base realignment and reuse</p>	<ul style="list-style-type: none"> • Impacts: Increase in quantities of wastes generated. Compliance with applicable regulations would preclude unacceptable impacts. Possible redevelopment delays and land use restrictions due to remediation of POI/PAC sites 	<ul style="list-style-type: none"> • Impacts: Increase in quantities of wastes generated. Compliance with applicable regulations would preclude unacceptable impacts. Possible redevelopment delays and land use restrictions due to remediation of POI/PAC sites 	<ul style="list-style-type: none"> • Impacts: No change in quantities of wastes generated. POI/PAC investigations and potential remediation activities completed or continued as needed
• Installation Restoration Program	<p>Conditions:</p> <p>IRP activities will proceed until complete regardless of base realignment and reuse. IRP remediation activities will continue in accordance with applicable regulations</p>	<ul style="list-style-type: none"> • Mitigations: Educational programs on recycling, waste minimization, and waste disposal 	<ul style="list-style-type: none"> • Mitigations: Collection of hazardous household products; educational programs on recycling, waste minimization, and waste disposal 	
		<ul style="list-style-type: none"> • Impacts: Possible redevelopment delays and land use restrictions due to remediation 	<ul style="list-style-type: none"> • Impacts: Possible redevelopment delays and land use restrictions due to remediation 	<ul style="list-style-type: none"> • Impacts: IRP remediation activities completed or continued as needed. Possible short-term impacts to military activities

Notes: Impacts are based on the changes from realignment baseline conditions, which are projected to occur as a result of implementing that alternative.

IRP = Installation Restoration Program.

PAC = Potential Areas of Concern.

POI = Points of Interest.

Exhibit 3. Summary of Environmental Impacts and Suggested Mitigation from the Proposed Action and Reasonable Reuse Alternatives

Page 4 of 10

Resource Category	Realignment Baseline	Proposed Action	Joint Use Aviation Alternative	No-Action Alternative
Hazardous Materials and Hazardous Waste Management (Continued)		<ul style="list-style-type: none"> Mitigations: Coordination between OL, 434th ARW, and planning agencies to address potential problems 	<ul style="list-style-type: none"> Mitigations: Coordination between OL, 434th ARW, and planning agencies to address potential problems 	
	<p>Storage Tanks</p> <p>Conditions: Storage tanks used by retained military activities will be managed in accordance with applicable regulations. Unused tanks will be removed or maintained in place in accordance with applicable regulations</p>	<ul style="list-style-type: none"> Impacts: Storage tanks required by new owners/operators would be subject to all regulations to avoid unacceptable impacts 	<ul style="list-style-type: none"> Impacts: Storage tanks required by new owners/operators would be subject to all regulations to avoid unacceptable impacts 	<ul style="list-style-type: none"> Impacts: Storage tanks would be removed or maintained in place according to applicable regulations
Asbestos		<ul style="list-style-type: none"> Mitigations: Appropriate precautions to avoid damage to remaining USTs and piping systems during construction 	<ul style="list-style-type: none"> Mitigations: Appropriate precautions to avoid damage to remaining USTs and piping systems during construction 	
	<p>Conditions: Asbestos posing a health risk will be removed. Remaining asbestos will be managed in accordance with Air Force policy</p>	<ul style="list-style-type: none"> Impacts: Removal and disposal of asbestos in facilities to be demolished. Remaining asbestos would be managed in accordance with applicable regulations to minimize potential risk to human health or the environment 	<ul style="list-style-type: none"> Impacts: Removal and disposal of asbestos in facilities to be demolished. Remaining asbestos would be managed in accordance with applicable regulations to minimize potential risk to human health or the environment 	<ul style="list-style-type: none"> Impacts: Continued management of asbestos in accordance with Air Force policy

Notes: Impacts are based on the changes from realignment baseline conditions, which are projected to occur as a result of implementing that alternative.

ARW = Air Refueling Wing.

OL = Operating Location.

UST = underground storage tank.

Exhibit 3. Summary of Environmental Impacts and Suggested Mitigation from the Proposed Action and Reasonable Reuse Alternatives
Page 5 of 10

Resource Category	Realignment Baseline	Proposed Action	Joint Use Aviation Alternative	No-Action Alternative
Hazardous Materials and Hazardous Waste Management (Continued)		<ul style="list-style-type: none"> • Mitigations: Coordination of asbestos removal or management during renovation and demolition activities • Impacts: Increased use associated with civilian development. Management in accordance with FIFRA and state guidelines would preclude unacceptable impacts 	<ul style="list-style-type: none"> • Mitigations: Coordination of asbestos removal or management during renovation and demolition activities • Impacts: Increased use associated with civilian development. Management in accordance with FIFRA and state guidelines would preclude unacceptable impacts 	<ul style="list-style-type: none"> • Impacts: No change in usage or management practices
	• Pesticide Usage Conditions: Pesticides used by retained military activities and caretaker activities will be managed in compliance with applicable standards	<ul style="list-style-type: none"> • Impacts: All federally regulated PCBs have been removed • Impacts: All facilities surveyed that registered elevated radon levels above 4 pCi/l are proposed for demolition under this proposal • Mitigations: Structure modification and management practices 	<ul style="list-style-type: none"> • Impacts: All federally regulated PCBs have been removed • Impacts: Potential exposure to levels greater than the standard 4 pCi/l • Mitigations: Structure modification and management practices 	<ul style="list-style-type: none"> • Impacts: All federally regulated PCBs have been removed • Impacts: Affected facilities occupied within the military cantonment would be managed and/or remediated in accordance with Air Force Policy
	• Polychlorinated Biphenyls (PCBs) Conditions: All federally regulated PCBs have been removed and properly disposed			
• Radon Conditions: Affected facilities occupied within the military cantonment would be managed and/or remediated in accordance with Air Force Policy				

Notes: Impacts are based on the changes from realignment baseline conditions, which are projected to occur as a result of implementing that alternative.
 FIFRA = Federal Insecticide, Fungicide, and Rodenticide Act.
 PCB = polychlorinated biphenyl.
 pCi/l = picocuries per liter.

**Exhibit 3. Summary of Environmental Impacts and Suggested Mitigation from the Proposed Action
and Reasonable Reuse Alternatives**
Page 6 of 10

Resource Category	Realignment Baseline	Proposed Action	Joint Use Aviation Alternative	No-Action Alternative
Hazardous Materials and Hazardous Waste Management (Continued) <ul style="list-style-type: none"> Medical/Biohazardous Waste 	Conditions: Existing wastes removed prior to realignment; continued small amounts generated by 434th ARW activities would be managed in accordance with applicable regulations	<ul style="list-style-type: none"> Impacts: None generated under proposed reuses. Continued small amounts generated by 434th ARW activities would be managed in accordance with applicable regulations 	<ul style="list-style-type: none"> Impacts: None generated under proposed reuses. Continued small amounts generated by 434th ARW activities would be managed in accordance with applicable regulations 	<ul style="list-style-type: none"> Impacts: Continued small amounts generated by 434th ARW activities would be managed in accordance with applicable regulations
	Conditions: Ordnance stored will be managed in accordance with applicable regulations	<ul style="list-style-type: none"> Impacts: Reuse of outdoor small arms firing range. Continued use and maintenance for retained military activities 	<ul style="list-style-type: none"> Impacts: None used under proposed reuses. Continued use and maintenance for retained military activities 	<ul style="list-style-type: none"> Impacts: Continued use and maintenance for retained military activities
<ul style="list-style-type: none"> Lead-Based Paint 	Conditions: Lead-based paints may exist at all facilities constructed prior to or during 1978. Facilities within the military cantonment containing lead will be managed according to applicable regulations	<ul style="list-style-type: none"> Impacts: Removal and disposal of lead-based paint in facilities to be demolished or renovated would be managed in accordance with applicable regulations 	<ul style="list-style-type: none"> Impacts: Removal and disposal of lead-based paint in facilities to be demolished or renovated would be managed in accordance with applicable regulations 	<ul style="list-style-type: none"> Impacts: Facilities outside of the military cantonment containing lead-based paint will be secured to minimize potential risk to human health or the environment. Facilities within the military cantonment containing lead will be managed according to applicable regulations
Natural Environment <ul style="list-style-type: none"> Soils and Geology 	Conditions: No ground disturbance	<ul style="list-style-type: none"> Impacts: Minor erosion effects from 610 acres of ground disturbance 	<ul style="list-style-type: none"> Impacts: Minor erosion effects from 166 acres of ground disturbance 	<ul style="list-style-type: none"> Impacts: No ground disturbance

Note: Impacts are based on the changes from realignment baseline conditions, which are projected to occur as a result of implementing that alternative.
ARW = Air Refueling Wing.

Exhibit 3. Summary of Environmental Impacts and Suggested Mitigation from the Proposed Action and Reasonable Reuse Alternatives
Page 7 of 10

Resource Category	Realignment Baseline	Proposed Action	Joint Use Aviation Alternative	No-Action Alternative
Natural Environment (Continued)				
• Water Resources	<p>Conditions:</p> <p>No ground disturbance. Adequate water supply for limited on-base demand</p>	<p>• Mitigations:</p> <p>Use techniques such as protective cover, limit the area disturbed and length of time slopes and barren ground are left exposed, and develop and implement a soil erosion plan in coordination with local Soil Conservation Service</p>	<p>• Mitigations:</p> <p>Use techniques such as protective cover, limit the area disturbed and length of time slopes and barren ground are left exposed, and develop and implement a soil erosion plan in coordination with local Soil Conservation Service</p>	
		<p>• Impacts:</p> <p>Surface water runoff from 610 acres of ground disturbance</p> <p>34.6 percent increase in ROI water demand would not affect water supply</p>	<p>• Impacts:</p> <p>Surface water runoff from 166 acres of ground disturbance</p> <p>17.8 percent increase in ROI water demand would not affect water supply</p>	<p>• Impacts:</p> <p>No ground disturbance. No change in water demand</p>
		<p>• Mitigations:</p> <p>Use of proper construction techniques, control of site runoff, minimizing of surface disturbance and length of exposure time. Additional oil/water separators or other wastewater treatment may be required to meet storm water and wastewater discharge NPDES permit requirements</p>	<p>• Mitigations:</p> <p>Use of proper construction techniques, control of site runoff, minimizing of surface disturbance and length of exposure time. Additional oil/water separators or other wastewater treatment may be required to meet storm water and wastewater discharge NPDES permit requirements</p>	

Notes: Impacts are based on the changes from realignment baseline conditions, which are projected to occur as a result of implementing that alternative.
 NPDES = National Pollutant Discharge Elimination System.
 ROI = Region of Influence.

Exhibit 3. Summary of Environmental Impacts and Suggested Mitigation from the Proposed Action and Reasonable Reuse Alternatives

Page 8 of 10

Resource Category	Realignment Baseline	Proposed Action	Joint Use Aviation Alternative	No-Action Alternative
Natural Environment (Continued) <ul style="list-style-type: none"> Air Quality 	Conditions: NO _x : 0.66 ton/day VOC: 3.33 ton/day PM ₁₀ : 0.51 ton/day SO ₂ : 0.14 ton/day CO: 4.78 ton/day Air pollutant emissions generated from retained military activities and caretaker activities	<ul style="list-style-type: none"> Impacts: Increase in reuse-related emissions in 2004: NO_x: 1.43 ton/day VOC: 0.20 ton/day PM₁₀: 0.23 ton/day SO₂: 0.65 ton/day CO: 0.35 ton/day Increased air pollutant emissions during construction and operations would not affect the region's attainment status Mitigations: Control of fugitive dust and combustion emissions from construction activities. Application of transportation planning and management measures to reduce motor vehicle pollution 	<ul style="list-style-type: none"> Impacts: Increase in reuse-related emissions in 2004: NO_x: 0.32 ton/day VOC: 0.08 ton/day PM₁₀: 0.02 ton/day SO₂: 0.00 ton/day CO: 0.76 ton/day Increased air pollutant emissions during construction and operations would not affect the region's attainment status Mitigations: Control of fugitive dust and combustion emissions from construction activities. Application of transportation planning and management measures to reduce motor vehicle pollution 	<ul style="list-style-type: none"> Impacts: No change in base-related air emissions
<ul style="list-style-type: none"> Noise 	Conditions: 5,799 acres and 166 residents exposed to DNL 65 dB or greater due to continued military aircraft operations 231 residents exposed to DNL 65 dB or greater due to base-related surface traffic	<ul style="list-style-type: none"> Impacts: No change in aircraft noise levels from realignment baseline. 142 additional residents exposed to DNL 65 dB or greater due to increased surface traffic 	<ul style="list-style-type: none"> Impacts: Eleven additional acres and no additional residents exposed to DNL 65 dB or greater due to civilian aircraft operations in 2014. 80 additional residents exposed to DNL 65 dB or greater due to increased surface traffic 	<ul style="list-style-type: none"> Impacts: No change in base-related noise levels

Notes: Impacts are based on the changes from realignment baseline conditions, which are projected to occur as a result of implementing that alternative.

CO = carbon monoxide.
 dB = decibel.
 DNL = day-night average sound level.
 NO_x = nitrogen oxide.
 PM₁₀ = particulate matter equal to or less than 10 microns in diameter.
 SO₂ = sulfur dioxide.
 VOC = volatile organic compound.

**Exhibit 3. Summary of Environmental Impacts and Suggested Mitigation from the Proposed Action
and Reasonable Reuse Alternatives**
Page 9 of 10

Resource Category	Realignment Baseline	Proposed Action	Joint Use Aviation Alternative	No-Action Alternative
Natural Environment (Continued)		<ul style="list-style-type: none"> • Mitigations: Barrier walls to mitigate surface traffic noise. Use of sound insulation, barriers, and buffer zones. Continue use of AICUZ program 	<ul style="list-style-type: none"> • Mitigations: Barrier walls to mitigate surface traffic noise. Use of sound insulation, barriers, and buffer zones. Continue use of AICUZ program 	
<ul style="list-style-type: none"> • Biological Resources 	<p>Conditions:</p> <p>No ground disturbance</p> <p>No federal or state threatened or endangered species on base.</p> <p>Approximately 8.75 acres of wetlands</p>	<ul style="list-style-type: none"> • Impacts: Potential impact to approximately 5 acres of wetlands 	<ul style="list-style-type: none"> • Impacts: Potential impact to approximately 5 acres of wetlands 	<ul style="list-style-type: none"> • Impacts: No ground disturbance. No change in base-related activities. Potential increase in habitat value due to long-term decrease in human activity
		<ul style="list-style-type: none"> • Mitigations: Wetlands mitigation could include avoidance through facility design, replacement, enhancement of wetland habitat, or control of construction-related erosion into nearby wetlands 	<ul style="list-style-type: none"> • Mitigations: Wetlands mitigation could include avoidance through facility design, replacement, enhancement of wetland habitat, or control of construction-related erosion into nearby wetlands 	

Notes: Impacts are based on the changes from realignment baseline conditions, which are projected to occur as a result of implementing that alternative.
AICUZ = Air Installation Compatible Use Zone.

**Exhibit 3. Summary of Environmental Impacts and Suggested Mitigation from the Proposed Action
and Reasonable Reuse Alternatives**
Page 10 of 10

Resource Category	Realignment Baseline	Proposed Action	Joint Use Aviation Alternative	No-Action Alternative
Natural Environment (Continued) <ul style="list-style-type: none"> Cultural Resources 	Conditions: No ground disturbance. One homestead site and fifteen facilities potentially eligible for listing in the NRHP	<ul style="list-style-type: none"> Impacts: Potential adverse effects to the homestead site and 11 facilities potentially eligible for listing in the NRHP Mitigations: Properties may be conveyed to non-federal owners with preservation covenants. SHPO and Advisory Council on Historic Preservation would be consulted during development and implementation of procedures and mitigation strategies. Prepare agreement document to establish acceptable mitigation measures 	<ul style="list-style-type: none"> Impacts: Potential adverse effects to the homestead site and 11 historic facilities potentially eligible for listing in the NRHP Mitigations: Properties may be conveyed to non-federal owners with preservation covenants. SHPO and Advisory Council on Historic Preservation would be consulted during development and implementation of procedures and mitigation strategies. Prepare agreement document to establish acceptable mitigation measures 	<ul style="list-style-type: none"> Impacts: Adequate caretaker maintenance would preclude indirect impacts to the homestead site and facilities potentially eligible for listing in the NRHP

Notes: Impacts are based on the changes from realignment baseline conditions, which are projected to occur as a result of implementing that alternative.
 NRHP = National Register of Historic Places.
 SHPO = State Historic Preservation Officer.

LEGEND

PROPERTY DISPOSAL MAP

PARCEL	APPROXIMATE ACREAGE	RECOMMENDED METHOD OF CONVEYANCE
A1	257	Department of Justice and/or Economic Development Conveyance (EDC)
A2	50	EDC
B	280	EDC
C	72	EDC
D	48	EDC
E	28	EDC
F	23	Public Benefit Conveyance (Department of Interior)
G	94	EDC
H	12	Public Sale
I	24	Public Sale
J	18	Public Sale
K	18	Public Sale
L	20	EDC
M	66	EDC
M1	1	Negotiated or Public Sale
N	13	Public Benefit Conveyance (Department of Health and Human Services)
O1	1	Public Benefit Conveyance (Department of Health and Human Services)
O2	1	Public Benefit Conveyance (Department of Health and Human Services)
P	70	Public Sale
Q	120	Public Sale
R	109	Public Sale
S	18	Negotiated or Public Sale
T	1	EDC
O3	(As Described in Section II)	Easements
O4	(As Described in Section II)	Easements
O5	(As Described in Section II)	Roads
O6	(As Described in Section II)	Easements

GRISSOM AIR FORCE BASE
PERU, INDIANA

600 South Road

700 South Road

800 South Road

950 South Road

